



Seaton Avenue | Blyth | Postcode

£120,000



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ROOK
MATTHEWS
SAYER

Gorgeous Three Bedroom House

Mains Water, Sewage, Electricity

**Front Garden Providing Off
Street Parking**

**Gas Heating, Fibre to Premises
Broadband**

Garage to Rear and Rear Yard

**Freehold, EPC Rating C, Council
Tax Band A**

Close To New Train Station

For any more information regarding the property please contact us today

The perfect setting for family life, this delightful three-bedroom home combines comfort, practicality, and convenience. From the moment you step inside, the welcoming lounge draws you in with its attractive bow window, creating a light and airy space ideal for both relaxing evenings and family gatherings. The heart of the home is the modern breakfasting kitchen, thoughtfully designed with modern appliances and plenty of space for everyday dining—a wonderful spot for busy mornings or shared meals together. Completing the ground floor is a stylish, modern bathroom with a sleek shower, adding both comfort and practicality. Upstairs, the property offers three generously sized bedrooms, providing flexibility for growing families, guest accommodation, or even a home office. Outside, the private rear yard offers a secure space for children to play, while the detached garage provides useful storage or parking. To the front, a resin-bonded driveway ensures off-street parking with a smart and low-maintenance finish. Perfectly located close to the new train station, local shops, and highly regarded schools, this home is not only beautifully presented but also ideally placed for everyday family life. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC double glazed entrance door to:

ENTRANCE HALLWAY: Laminate flooring, spotlights to ceiling, and staircase to first floor

DOWNSTAIRS FAMILY BATHROOM: modern suite comprising of bath, chrome shower, pedestal washbasin, low level wick with push button cistern, tiled floor, tiled bath area, spotlights to ceiling, double glazed window and radiator.

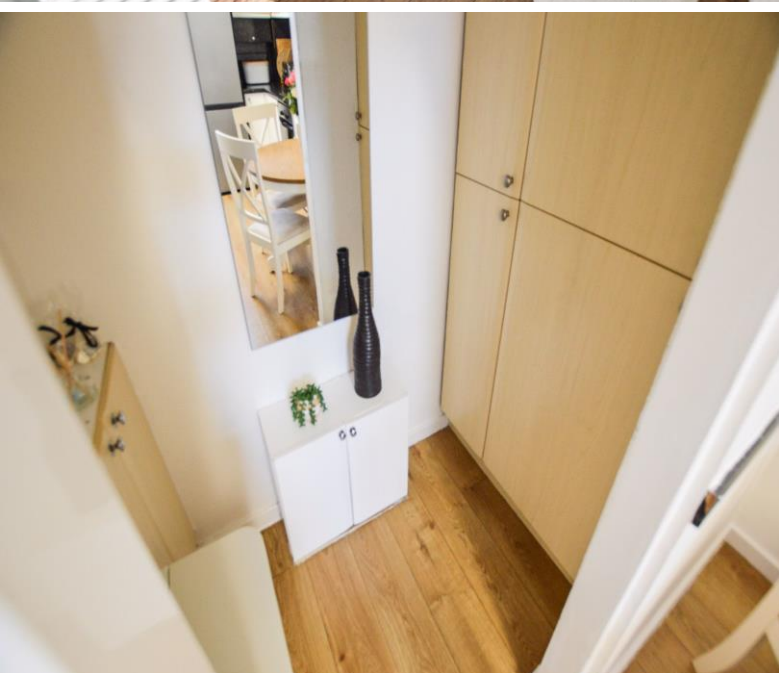
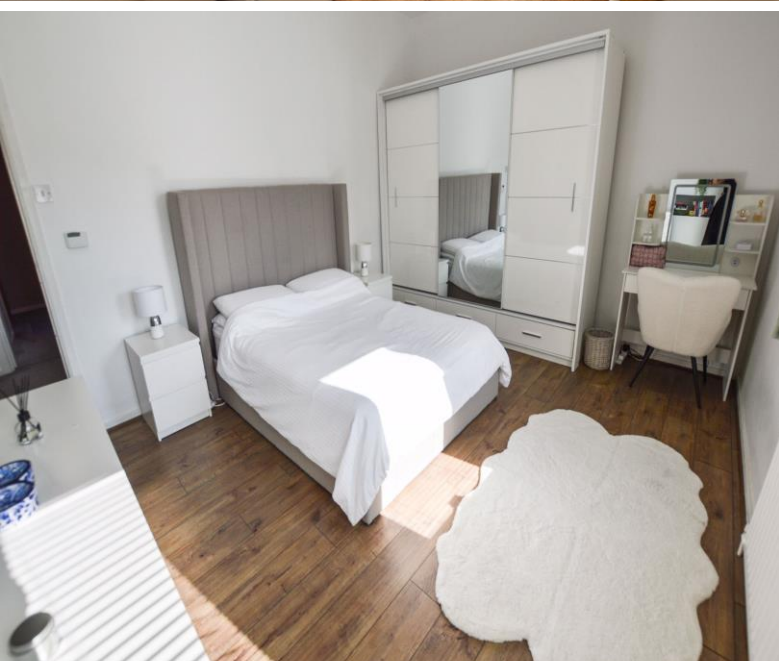
LOUNGE: (front): 4.18m x 3.88m, double glazed bow window, recessed hearth with lighting, coving to ceiling, ceiling rose, radiator.

KITCHEN: 3.59m x 3.00m, modern breakfasting kitchen incorporating a range of modern base wall and drawer units, roll edge worktops, coordinating splash backs, one and a half bowl sink unit with hot and cold mixer taps, integrated electric oven and gas hob as well as extractor fan, wall mounted central heating boiler, recesses additional storage area with cupboards, laminate flooring, feature radiator, double glazed door to rear yard area and access to garage.

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FIRST FLOOR LANDING AREA: skylight and loft access.

BEDROOM ONE: (front): 4.62m x 3.81m, two double glazed windows allowing maximum light into room, feature recessed shelving and radiator.

BEDROOM TWO: 4.31m + depth of wardrobes x 2.43m, radiator double glazed window, wardrobes.

BEDROOM THREE: (rear): 2.83m x 2.43m, radiator, double glazed window.

EXTERNALLY: private and enclosed rear yard, electric roller door, double glazed door into garage, lighting and power, front forecourt garden area and driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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